

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 15, 2017
AGENDA DATE: June 21, 2017
PROJECT ADDRESS: 315 Alameda Padre Serra (MST2017-00127)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 17,605 square foot project site is currently developed with a one-story, 1,384 square foot duplex with an attached 220 square foot one vehicle carport and a detached 400 square foot garage. The proposed project is to replace the existing flat roof with a new sloped roof for the existing duplex, increasing the total roof height by six inches.

The discretionary application required for this project is for a Front Setback Modification to allow alterations to the roof of the duplex to encroach into the required 15 foot front setback (SBMC §28.18.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bryan Murphy	Property Owner:	Phil Condon
Parcel Number:	031-392-026	Lot Area:	8,501 sq. ft.
General Plan:	Medium Density	Zoning:	R-2
	Residential (12 du/acre)		
Existing Use:	Duplex	Topography:	8%

Adjacent Land Uses:

North – Single Family Residence (1-story)
South - Duplex (2-story)

East - Single Family Residence (-story)
West - Single Family Residence (1 story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,384 sq. ft.	1,384 sq. ft.
Garage & Carport	620 sq. ft.	620 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,904 sq. ft. 22% Hardscape: 2,610 sq. ft. 31% Landscape: 3,987 sq. ft. 47%

IV. DISCUSSION

The property is an unusually shaped parcel with two interior property lines, and one long front property line. The property is located in the Hillside Design District and has an average slope of 20%, per City records. The existing duplex is legally nonconforming to the 15-foot front setback requirement. The duplex is oriented in a manner that does not parallel the street, therefore a triangular portion of the structure encroaches 13'-5" into the setback.

The proposed project involves a change in roof style from the existing flat roof with parapet walls to a sloped roof without parapets. This change will raise the height of the roof by less than two feet at the point of the greatest increase. The sloped roof will result in an additional encroachment of eighteen inches into the front setback. Alameda Padre Serra runs adjacent to the property, but sits below the grade on which the duplex is built. This difference in elevation minimizes potential impacts to the street frontage. Additionally, the elimination of the parapet walls is anticipated to improve the visual openness from the street since the existing parapet wall closest to Alameda Padre Serra is twelve feet above grade, whereas the lowest part of the eave at this point will be nine feet above grade. Staff is supportive of the front setback modification request because the change in roof height and pitch is not anticipated to adversely impact the visual openness of the street frontage. Due to the elevation of the duplex from the road and the elimination of the parapet walls the visual openness from Alameda Padre Serra will be improved.

Design Review

The project was reviewed by the Architectural Board of Review (ABR) on April 3, 2017. The ABR forwarded the project to the Staff Hearing Officer (SHO) with comments finding the change in roof style as acceptable and indicating that due to substantial foliage, the changes to the roof are aesthetically acceptable. Additionally, the ABR directed the applicant to restudy the relationship of the rooflines.

V. FINDINGS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the roof pitch and height are appropriate because the new roof will not adversely impact the streetscape due to the elevation of the duplex from the road and the elimination of the parapet walls. Additionally, changes to the roofline are not anticipated to adversely impact the visual openness of the street frontage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 26, 2017
- C. ABR Minutes, dated April 3, 2017

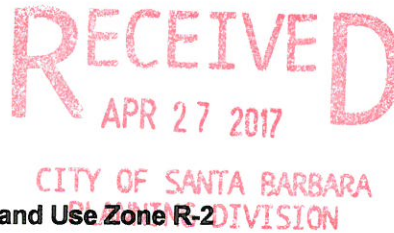
Contact/Case Planner: Andrew Perez, Planning Technician II
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

Bryan T. Murphy Architect

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca. 93101

3040 State Street Suite C
Santa Barbara CA 93105
805 569 0759

April 26, 2017



RE: 315 Alameda Padre Serra; APN: 031-392-026; Land Use Zone R-2

Dear Modification Hearing Officer,

This letter is intended to describe the modification requests for 315 A.P.S. as follows:

The existing conditions on the site include an existing 1 story flat roofed duplex, residential building of (1,384 sq.ft.), with a (1) car carport (220 sq.ft.) attached and a detached (2) car, garage (400 sq.ft.). The existing duplex building sits approximately diagonal to the eastern property line and encroaches up to 13'-6" at the furthest corner into the Eastern property line's 15' foot front yard setback. The garage sits toward the south / west property line and encroaches about 11 inches over the south / west interior setback line. All the buildings have permits according to the City building files. The Carport was added in 1965 and the existing main building was converted at that same time from a single family to a duplex, the garage also already existed at that time as well. A 20 ft. wide driveway easement extends across the north / west side of the property for the benefit of the adjacent property.

The project proposal includes changing the roof, (of the existing main building only) to a sloped roof and to remove it's parapets. The roof will necessarily overhang the building walls slightly but otherwise the building will be un-altered on the exterior. The interior is remaining unchanged and the existing low sloped roofs of the carport, garage and covered patios are unchanged as well.

The modification requested is to allow the roof to be revised to a sloped roof in the area of the existing encroachment and to allow the new roof overhangs to encroach an additional 1'-6" into the East property line's 15 foot front yard setback. Again the encroachment is approximately diagonal to the setback (and property line) and reaches the maximum value at only one point and decreases to zero on each of the other sides of that one point.

The main benefit of the project is that it solves a constantly recurring maintenance problem for the duplex (the flat roof periodically leaks and the drains where so poorly installed that without a major reworking they are not fixable in a long term manner). A sloped roof provides a much more dependable waterproofing condition, allows space for added insulation and is arguably a more aesthetically pleasing solution.

A sloped roof however necessitates having at least a small roof overhang, to have a consistent architectural character, and this means that the existing encroachment is increased just slightly. There is very little potential that either the sloped roof or its overhang will adversely effect the privacy of or create a nuisance to the neighbors and will in fact have a minimal impact on the neighboring properties.

Sincerely,

Bryan T. Murphy

EXHIBIT B

NEW ITEM

D. 315 ALAMEDA PADRE SERRA

R-2 Zone

Assessor's Parcel Number:

031-392-026

Application Number:

MST2017-00127

Owner:

Philip and Jeanette Condon Trustees

Architect:

Bryan Murphy

(Proposal for a new sloped roof on a one story duplex. Project is comprised of the replacement of an existing 1,384 square foot flat roof with a new sloped roof, increasing the total roof height by two feet. A front setback modification is required.)

(Comments only; project requires Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer with comments:

1. The project's change in style is acceptable as presented.
2. Restudy the relationship of the rooflines.
3. Due to substantial foliage, roof changes in setback are aesthetically acceptable.